

Greenwood Place Kentish Town London NW5

Historic environment assessment addendum

Issue	Date	Prepared by:	Reviewed by:	Approved by:	Reason for Issue:
1	29/04/2015	Craig Stewart (Archaeology)		Leonie Pett Contract Manager	Revised proposals

Introduction

This document forms an addendum to the Historic Environment Assessment (HEA) of Greenwood Place, Kentish Town, in the Greater London Borough of Camden (National Grid Reference 528840 185400), which was prepared by MOLA in August 2013 (MOLA 2013). This addendum assesses proposed revisions to the existing consented scheme (planning application ref. 2013/5947/P) comprising a reduction in the number of units set aside for residential dwellings and confirms the effects of these changes to the scheme on the conclusions of the 2013 MOLA HEA.

In line with the scope of the original report, the addendum deals with the archaeological implications of the development and built heritage issues (eg listed buildings or their setting).

Archaeological baseline

No additional archaeological investigations have been carried out within the immediate vicinity of the site since August 2013 therefore the archaeological baseline remains as previously assessed.

Current proposals

The scheme comprises demolition of the existing 20th-century buildings on the site and the construction of a new residential building on Highgate Road and a community resource centre on Greenwood Place. A basement is proposed for the Greenwood Place Centre. A section of the ground floor of the existing Deane House is currently connected to the Day Centre on Greenwood Place and would be refurbished as part of the proposed scheme.

The revised proposal would comprise an extension of the proposed basement in the north of the community centre, with further reduced ground levels in localised areas for a lift pit and pool. Finished floor levels (FFL) have not yet been confirmed, but with the addition of a c 0.5m basement slab, proposed formation level depth can be measured at c 4.5m below the proposal ground floor level, and c 5.7m below ground floor level for the formation levels of the proposed pool and lift pit. The overall layout of the proposed development remains unchanged.

Conclusion

Based on proposal drawings supplied by Philip Harvey on 16-17/04/2015 (PCKO Architects Greenwood Centre Ground Floor Plan, dwg SK160, rev -, dated 2015; PCKO Architects Greenwood Centre Ground Floor Plan, dwg SK164, rev -, dated 2015; Campbell Reith Consulting Engineers Community Centre Basement Plan and Low Level Foundations, dwg 11167 S200, rev D6, dated 01/04/2015), the material difference in archaeological impact of the revised scheme in comparison to the existing scheme is confined to an extension of the

area covered by the proposed basement level and confirmation of the use of piled foundations. Figs 1 and 2 replace Figs 18 in the 2013 MOLA HEA. The depth of below ground disturbance in the form of basement excavations and foundations in the existing proposal would entirely remove any archaeological remains across much of the site. The increase in overall depth of ground disturbance would add nothing substantial in terms of archaeological impact, as remains are predicted to be shallow. The significance of environmental effects are as reported in the HEA.

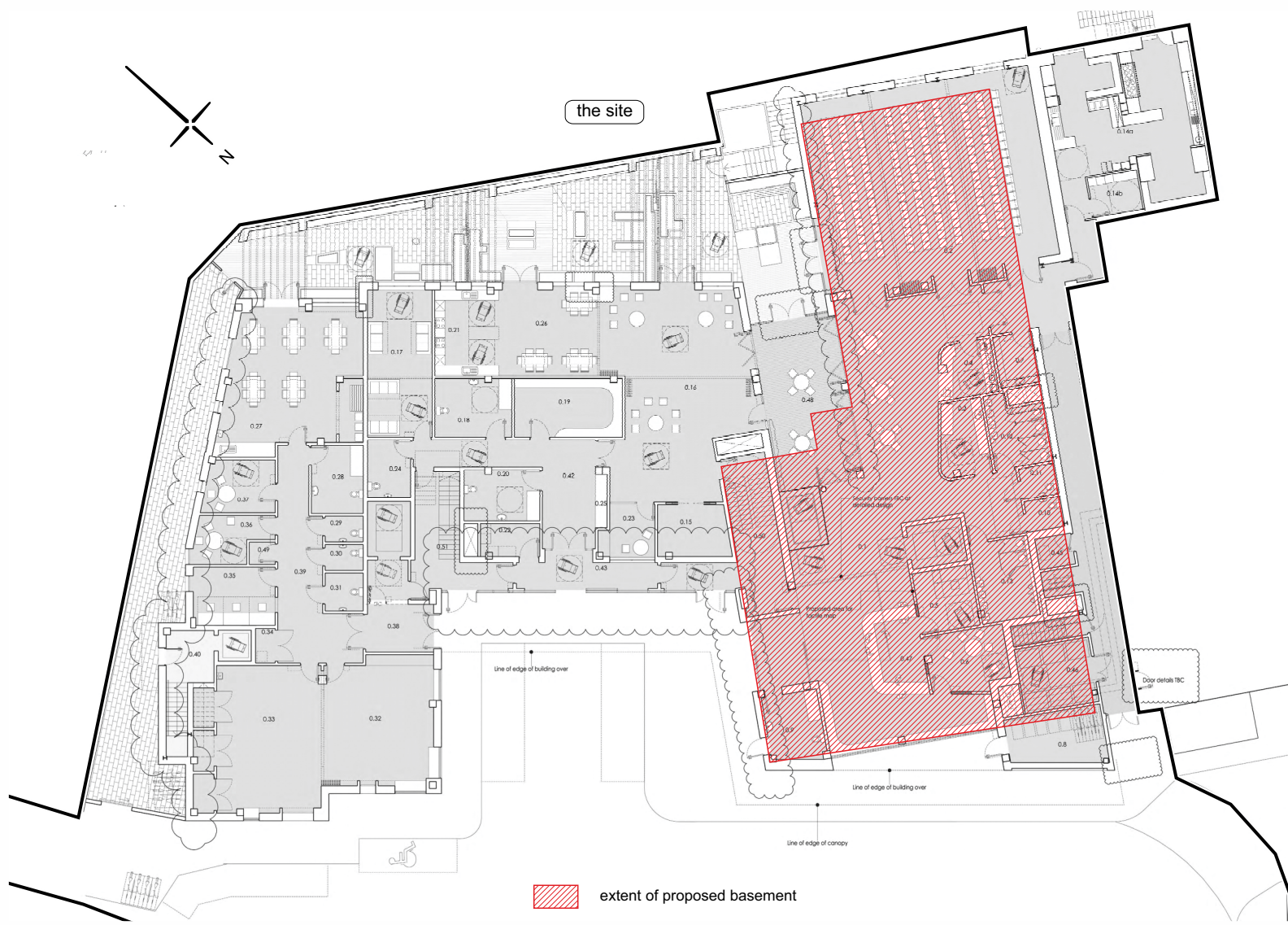
The heritage significance of the above ground assets within the site will be unaffected and the proposed development above ground has not significantly changed from that of the already consented scheme (Philip Harvey PCKO Architects email 15/04/2015).

Recommendations

As there are no materially different archaeological baseline conditions recorded in relation to the site, and no materially different impacts stemming from the revised proposal on above ground heritage assets, the mitigation proposal and predicted impact assessment are unchanged from the 2013 MOLA HEA chapter and would be as agreed for the existing consented scheme.

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Fig 1 Proposed ground floor of the community centre with basement extent highlighted (PCKO Architects, dwg SK 160, Rev A, dated 2015 & dwg SK 164, rev A, dated 2015)

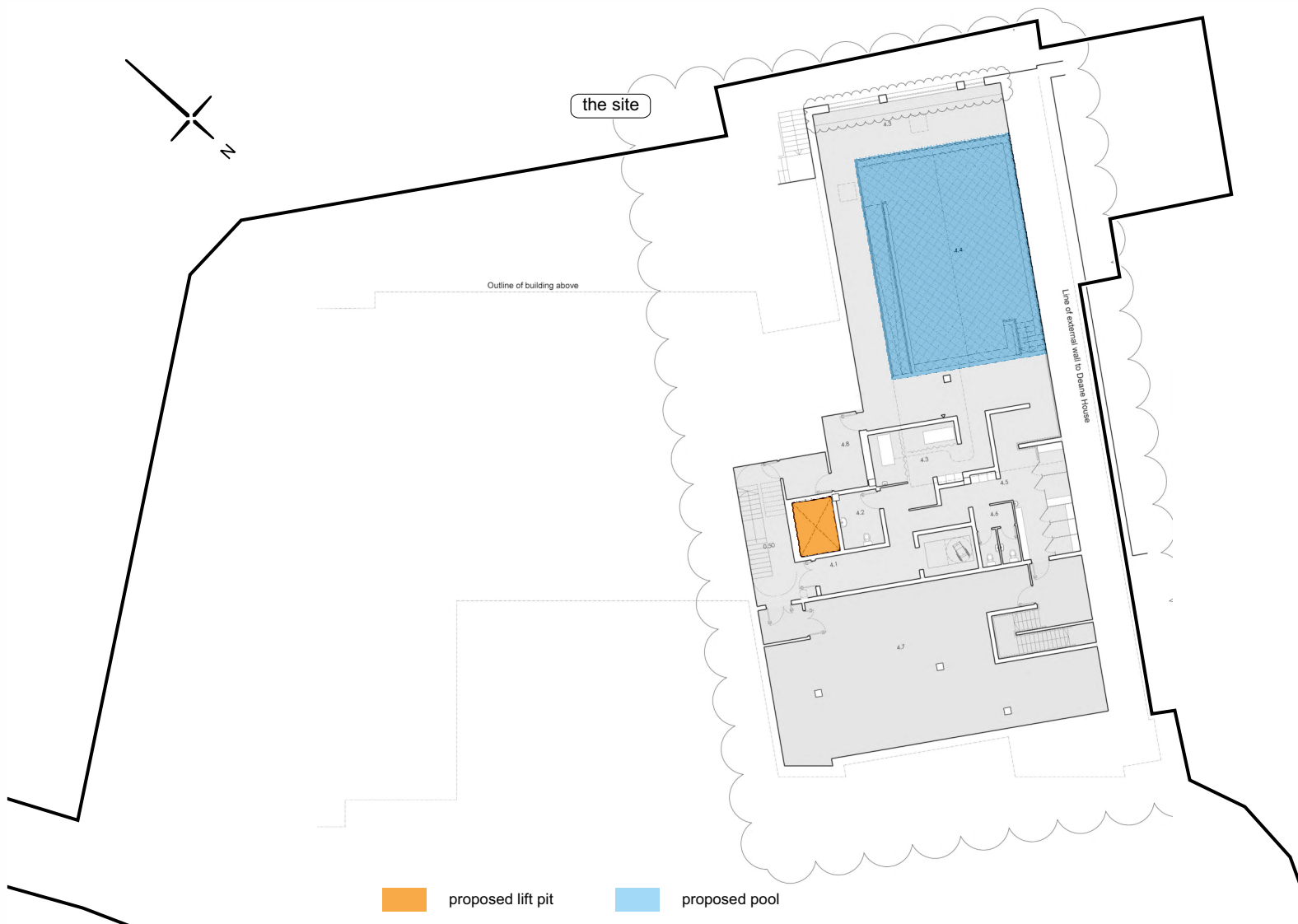


Fig 2 Proposed basement of the community centre (PCKO Architects, dwg SK 164, rev A, dated 2015)